

**Please take notice that the Readington Township Committee will hold a Regular Meeting on September 8, 2020 at 5:30 p.m.**

**IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL TOWNSHIP COMMITTEE MEMBERS, PROFESSIONALS, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. TO ATTEND THIS MEETING VIRTUALLY ENTER THE FOLLOWING LINK ON YOUR COMPUTER OR PERSONAL DEVICE:**

<https://readingtontwp.webex.com/readingtontwp/j.php?MTID=m56ec824e62935f5a0ed0de870eb9c52d>

**TO JOIN BY PHONE: PLEASE DIAL: +1-408-418-9388**

Meeting number (access code): 173 021 0265

Meeting password: 20200908

**Please be advised that the Public portion of the meeting will begin at 7:30 p.m. and can be accessed at that time.**

**READINGTON TOWNSHIP COMMITTEE**  
**SEPTEMBER 8, 2020 AGENDA**

**A. Mayor Heller *calls the meeting to order at 5:30 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.**

**B. EXECUTIVE SESSION**

***Executive Session Resolution***

Contract Negotiations / Temporary Access Road Agreement (PSE&G)

Contract Negotiations / Professional Services (Board of Health)

Contract Negotiations / Oakland Drive Pump Station

Contract Negotiations / RLSA Service Agreement

Attorney-Client Privilege / Executive Session Minutes / August 3, 2020

Attorney Client Privilege / Attorney-Client Privilege

Potential Litigation / Affordable Housing

Litigation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2 (Solberg Aviation)

Personnel / Social Services

Personnel / Police Department

Personnel / Personnel

**C. SALUTE TO FLAG**

**D. REPORT ON EXECUTIVE SESSION**

**E. CONSENT AGENDA**

All items listed with an asterisk “\*” are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

1. \* *New Jersey State Firemen's Association Application for Membership (Roberto Ortega)*
2. \* *Release of Board of Health Escrow / Block 4, Lot 8 (Bennett)*
3. \* *Release of Escrow / Black River Roasters (Block 7, Lot 4)*
4. \* *New Jersey Department of Transportation Division of Local Aid and Economic Development Recommendation of Award State Aid Project*
5. \* *Resolution Appointment of a Fund Commissioner to the Public Alliance Insurance Coverage Fund*

**F. \* APPROVAL OF MINUTES**

*Minutes of August 3, 2020 Meeting*

**G. COMMENTS FROM THE PUBLIC for items listed on the agenda only**

*(Note: The Committee will take public comment on the ordinance(s) listed under Section H during the Public Hearing portion)*

**H. PUBLIC HEARING**

1. *An Ordinance to Provide for the Conveyance of an Easement on a Portion of Block 50, Lot 41 in the Township of Readington, County of Hunterdon and State of New Jersey to Jersey Central Power & Light Co. and United Telephone of New Jersey, Inc. for Utility Purposes - Ordinance #25-2020*

**I. CORRESPONDENCE / OTHER INFORMATION**

1. Letter dated July 28, 2020 from John Tomac, Senior Director, Rates & Regulatory, New Jersey American Water, regarding *the Matter of the Petition of New Jersey American Water Company, Inc. for Authorization to Implement a Tariff Supplement Establishing a Distribution System Improvement Charge.*

2. Letter dated August 11, 2020 from Maggie Schmitt, Township of Branchburg, regarding ***Amending the Township of Branchburg Land Development Ordinance, Article 4 "Supplemental Zoning Regulations", Section 4-5 "Screening and Buffer Landscaping Requirements", Subsection 4-5.3 "Transition Buffers", Paragraph C "Additional Transition Buffer Requirements for I-1, I-2 and I-3 Industrial Zones", to Address and Clarify the Location of Underground Utilities, Accessory Structures, Outdoor Storage, Loading Docks, Refuse Disposal, Truck Access Drives and Parking Areas" and "An Ordinance Amending the Township of Branchburg Land Development Ordinance, Article 3 "Zoning", Section 3-36 "R/S-3 Retail Service 3 Zone", Subsection 3-36.3 "Permitted Uses", to Address Preexisting Uses and Structures in the Zone and the Subdivision Property."***
3. Letter dated August 6, 2020 from Joshua Eckert, Counsel for Central Jersey Power & Light regarding ***the Matter of the 2020/21 Annual Compliance Filings for a Change in the Statewide Electric and Gas Permanent Universal Service Fund Program Factors within the Electric and Gas Societal Benefits Charges Rates Pursuant to N.J.S.A. 48:2-21 and N.J.S.A. 48:2-21.1.***
4. Notice of Public Hearings from Christie McMullen, President and Chief Operating Officer regarding ***the Matter of the Petition of Elizabethtown Gas Company to (1) Revise its Weather Normalization Clause Rate; (2) Revise the Clean Energy Program Component of its Societal Benefits Charge Rate; and (3) Revise its On-System Margin Sharing Credit.***
5. Notice of Public Hearing from Meagan O'Reilly, Administrator, Hunterdon County Department of Human Services, regarding ***Department's SFY2021 Senior Citizen and Disabled Resident Transportation Assistance Program Grant Application.***
6. Letter dated August 12, 2020 from Regina Hlasney, Executive Director, Meals on Wheels in Hunterdon, Inc. regarding ***the Request for Support of Meals on Wheels in Hunterdon's Nutrition Services Program.***
7. Notice to Public Service Electric and Gas Company Gas Customers regarding ***the Matter of Public Service Electric and Gas Company's 2020/2021 Annual BGSS Commodity Charge Filing for its Residential Gas Customers under its Periodic Pricing Mechanism and for Changes in its Balancing Charge.***
8. Memorandum dated August 31, 2020 from Maggie Schmitt, Township Clerk, Township of Branchburg regarding ***Notices of Amendments to the Township of Branchburg Land Use Ordinances No. 2020-1388, No. 2020-1389 & No. 2020-1390.***
9. Letter dated August 31, 2020 from Colleen Foley, Esq., Saul Ewing Arnstein & Lehr. regarding ***the Matter of the Petition of Aqua New Jersey, Inc. for the Approval of an Increase in Rates for Wastewater Service and Other Tariff Changes.***

10. Notice of NJ Transit Informational Public Hearing Notice regarding *Senior Citizens & Disabled Residents Transportation Assistance Program Information Public Hearing*.

**J. OLD BUSINESS**

1. *An Ordinance Amending Chapter 148, Land Development, Article II "Definition of Terms" Section 148-9 "Definitions", Article IV "District Regulations", Section 148-15 "AR Agricultural Residential Zone", Article IV "District Regulations" Section 148-16 "RR Rural Residential Zone", Article V "Conditional Uses, Exceptions, Modifications and Critical Areas" Section 148-49 "General Exceptions and Modifications", Article VI "General Provisions" Section 148-51 "Accessory Buildings and Structures", of the Code of the Township of Readington*

**K. NEW BUSINESS**

1. *Bond Ordinance Providing for the Acquisition of Property for Open Space Purposes (Block 38, Lot 38.01, Owner: Gerison Associates) in and by the Township of Readington, in the County of Hunterdon, New Jersey, Appropriating \$320,000 therefor and Authorizing the Issuance of \$304,000 Bonds or Notes of the Township to Finance Part of the Cost thereof.*
2. *Request for Release of Maintenance Bond and Escrow / Federal Insurance Company Chubb Whitehouse Parking Expansion (Block 3.01, Lot 5.01)*
3. *Environmental Commission Vacancy - memo from Ann Marie Lehberger*
4. *Appointment to Readington-Lebanon Sewerage Authority Subcommittee*
5. *Affordability Program Policies and Procedures Manual*

**L. ADMINISTRATOR'S REPORT**

**M. ATTORNEY'S REPORT**

**N. ENGINEER'S REPORT**

**O. COMMITTEE REPORTS**

1. **John Albanese**  
Planning Board/Affordable Housing  
Recreation  
Social Services

2. **Betty Ann Fort**  
Historic Preservation /Museums  
Zoning  
Emergency Services / Fire Official  
Library Services
3. **Jonathan Heller**  
Construction & Code Enforcement  
Environmental Commission  
Engineering / Roads / Building & Grounds / Recycling
  - *Engineer's Report*
4. **Juergen Huelsebusch**  
Farmland / Open Space Advisory Board / Agricultural Land Advisory Committee  
Board of Health
5. **Ben Smith**  
Finance  
Police Department  
Sewer Advisory  
Municipal Court  
Finance
  - \* *Tax Lien Redemption*
  - \* *Payment of Bills*

**P. COMMENTS FROM THE PUBLIC**

**Q. COMMENTS FROM THE GOVERNING BODY**

**R. ADJOURNMENT**